



# City of Elk Grove NOTICE OF EXEMPTION

To:  Office of Planning and Research  
P.O. Box 3044, 1400 Tenth Street, Room 22  
Sacramento, CA 95812-3044

Sacramento County Clerk-Recorder  
Sacramento County  
PO Box 839, 600 8th Street  
Sacramento, CA 95812-0839

From: City of Elk Grove  
Development Services-Planning  
8401 Laguna Palms Way  
Elk Grove, CA 95758

County Recorder Filing	State Clearinghouse Received
(stamp here)	(stamp here)

PROJECT TITLE: **Sport Lab (PLNG21-080)**  
 PROJECT LOCATION - SPECIFIC: 9752 Kent Street, Suite 200  
 ASSESSOR'S PARCEL NUMBER(S): 134-0100-022 & 134-0110-060  
 PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**  
 PROJECT DESCRIPTION: The Project consists of a Minor Conditional Use Permit (MUP) to utilize an existing 8,400 square-foot tenant space and adjacent graveled yard area in the Light Industrial (LI) zoning district as a baseball training facility. The facility would be used primarily for youth and high school baseball teams to practice pitching, hitting, and fielding after school hours, as well as personal instruction given to some players on a one-on-one basis.

LEAD AGENCY: **City of Elk Grove**  
Development Services-Planning  
8401 Laguna Palms Way  
Elk Grove, CA 95758

LEAD AGENCY CONTACT: Joseph Daguman, (916) 478-2283  
Sport Lab CA, Inc.

APPLICANT: Richard Hernandez (Representative)  
8910 Roscomare Court  
Elk Grove, CA 95624

EXEMPTION STATUS:  Existing Facilities [Section 15301]

**REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:**

CEQA requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" (State CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

The Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). Section 15301 applies to projects that consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The Project involves no expansion of use because it involves a Minor Conditional Use Permit to allow an indoor practice and training facility for baseball within an existing building. While no exterior improvements are proposed, the outdoor yard area may be utilized for outdoor training. The proposed use is conditionally allowed in the Light Industrial (LI) zone. The Project site is surrounded by other industrial, and office uses to the north, south, and east, and the Union Pacific Railroad to the west. Most activity will occur within the existing building. The Project site includes adequate parking for the proposed use. The Project site is in an area where all public services and facilities are available and is not environmentally sensitive. No special circumstances exist that would create a reasonable possibility that granting a Minor Conditional Use Permit would create a significant adverse effect on the environment.

CITY OF ELK GROVE  
Development Services - Planning

By:   
\_\_\_\_\_ Joseph N. Daguman

Date: May 4, 2022  
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